

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – November 13, 2009
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:04 a.m., recessed at 10:37 a.m., reconvened at 11:08 a.m. and adjourned at 12:07 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Norby, Pallinger, Riess, Woods

Commissioners Absent: Day

Advisors Present: Goralka, Lantis, Sinsay (DPW); Taylor (OCC)

Staff Present: Aquino, Baca, Beddow, Chan, Gibson, Giffen, Griffith, Hingtgen, Lubich, Powers, Real, Rowan, Smith, Jones (recording Secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of

Action: October 9 and October 23, 2009

Action: Riess - Pallinger

Approve the Minutes of October 9 and October 23, 2009. Page 7 of the October 23, 2009 must clarify that it is the Specific Plan viewshed being discussed.

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Requests for Continuance

F. Formation of Consent Calendar: Items 1, 4, 5, 7, 8, 9 and 12

P06-038, Agenda Item 1:

1. **Jamacha-Hillside Water Tank Wireless Telecommunication Facility, Major Use Permit P06-038; Valle de Oro Community Plan Area (continued from September 25, 2009)**

Proposed Major Use Permit to authorize construction and operation of an unmanned wireless facility at the terminus of Wieghorst Way via a private driveway, in the Valle de Oro Community Plan Area. The facility includes 12 panel antennas mounted to an existing water tank. Associated equipment will consist of four self-contained base transceiver station outdoor equipment cabinets, one electric meter panel, and one telephone interface. The outdoor equipment will be enclosed on three sides with a 9' tall, dark tan, slump block wall. The project site is subject to the Current Urban Development Area (CUDA) Regional Category, the (21) Specific Plan Land Use Designation, and is zoned S-90 (Holding Area).

Staff Presentation: Chan

Proponents: 1; **Opponents:** 0

Discussion:

Prior to approving this Major Use Permit on consent, Commissioner Beck commends the applicant for resolving the concerns raised by neighboring property owners.

Action: Pallinger - Brooks

Grant Major Use Permit P06-038, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

P85-068W¹, Agenda Item 2:

2. Horizon Christian Prepratory School, Major Use Permit P85-068W¹; San Dieguito Community Plan Area (continued from October 23, 2009)

Proposed Major Use Permit Modification to allow expansion of Horizon School from 250 to 750 students, and to increase school facilities from 45,500 to 49,834 square feet. The project site is 18.54 acres in size and is located in the San Dieguito Community Plan Area, within the El Apajo Specific Plan Area, on the south side of El Apajo Road. The project will be implemented in phases: Phase I will include the development of a gymnasium, high school and middle school; Phase II will include construction of a library, elementary school and administrative buildings. The school expansion will be built on the northern portion of the property, while the southern portion of the property will be reserved as open space for school recreation.

Staff Presentation: Powers

Proponents: 102; **Opponents:** 3

Disclosures:

Commissioner Norby announces he will not be participating in the Commission's consideration of this Item as one of his children was a student at the school.

Commissioner Woods announces he visited the project site prior to today's hearing.

Discussion:

The applicant's representative informs the Planning Commission that almost all of the issues raised by community residents and Planning Group members have been resolved. The Planning Group has indicated support of the project is the number of students is reduced, but the vast majority of community residents support the proposal.

The applicant's representative reminds the Planning Commission that the proposed high-school is already allowed under the El Apajo Specific Plan, which allowed for 950 students, and was approved during consideration of the original Major Use Permit (P85-068). The applicant's representative further informs the Planning Commission that the State of California has indicated that the number of proposed students is actually lower than allowed. He reminds the Commission that the project meets County noise standards, and the proposal does not impact community character.

P85-068W¹, Agenda Item 2:

Project opponents voice concerns regarding the scale of the proposed expansion, potential traffic impacts and the impacts of special activities that occur onsite. The applicant's representative explains that school class times will be staggered, and they will also be staggered with the hours of other schools in the area to further reduce traffic impacts. It is also explained that the average daily trips about which project opponents are concerned will decrease substantially post-construction. The applicant's representative further explains that average daily trips on El Apajo have dropped significantly since Camino del Sur was constructed and, to further reduce possible impacts, the applicant is willing to cue traffic onsite.

The applicant's representative explains that the current level of service on El Apajo is "E" but mitigation measures, which include adding lanes on Via de Santa Fe, and restriping and constructing a right-turn lane on Paseo Delicias will be provided. This will improve the level of service on El Apajo to "D". Staff reminds the Planning Commission

With respect to special activities, the applicant's representative informs the Planning Commission that those were all permitted, but will now be limited to no more than four times per year.

Commissioner Beck focuses his questions on the El Apajo Specific Plan, reminding the audience that the Planning Commission must judge the land-use merits and/or impacts of the proposed project, and whether the proposal is consistent with the County's regulations. He questions whether traffic standards were established with implementation of the Specific Plan and is informed that the Plan addressed non-residential uses in the community, including a 10% expansion of the school approved by Major Use Permit P85-068. Level of service "C" was the standard at that time, and that level of service could be achieved again with wider roads, but community residents prefer lower levels of service to wider roads.

Chairman Woods thanks Commissioner Beck for helping meeting attendees focus on the approved Specific Plan as it relates to traffic and the number of students the Plan allows. Chairman Woods believes the proposed expansion is a well thought-out project and that the applicant has addressed potential impacts well.

P85-068W¹, Agenda Item 2:

Action: Pallinger - Brooks

Grant Major Use Permit P85-068W¹, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law, and adopt the Mitigated Negative Declaration.

Ayes:	5 -	Beck, Brooks, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	1 -	Norby
Absent:	1 -	Day

Mitigation Lands Policy, Agenda Item 3:

3 Mitigation Lands Policy; Countywide

The Department of Parks and Recreation, with input from the Departments of Planning and Land Use, Public Works and General Services, proposes a new Board Policy that will set forth procedures to be followed when a request is made to utilize land owned by the County and managed by the Department of Parks and Recreation as mitigation for impacts associated with public and private development projects.

Staff Presentation: Boaz (Parks and Recreation)

Proponents: 0; **Opponents:** 0

Discussion:

Staff believes the use of County-owned lands to meet mitigation requirements will streamline planning and implementation of public and private projects, as well as generate funding for acquisition of additional lands for preservation in San Diego County. Staff explains that Department of Parks and Recreation (DPR) Staff will maintain a list and map of County lands available for use as mitigation. This list will contain only land that has biological preservation or restoration value and has not been previously used for mitigation, has not been counted as baseline preserve lands in the MSCP, and is not restricted in use by funding sources.

If requested by an applicant, DPLU Staff will contact DPR Staff to determine if any County mitigation lands are available that meet a project's biological mitigation requirements, and whether land proposed for mitigation under this Policy is adequate for a project's biological impacts. County Staff will determine the value of mitigation credits and the amounts to be paid to DPR for use of County mitigation lands based on comparable market values. If a County Department or other public or private entity elects to use mitigation land under the proposed Policy, a deposit will be required to reserve mitigation credits for a certain period of time. DPR Staff will administer the final sale of credits, and will also calculate the amount of endowment required to cover the costs of ongoing annual stewardship (maintenance, trash removal, etc.) of the mitigation land. The County Department, other public or private entity will deposit the endowment into a separate DPR trust account to fund these annual ongoing costs.

Mitigation Lands Policy, Agenda Item 3:

Revenue generated through implementation of the proposed Policy will be deposited in the Parks and Recreation MSCP Acquisitions account to offset future acquisition costs. The criteria to be considered when selecting land for acquisition with revenue from this account will require that:

1. The land contributes to the County's regional conservation program, including the South and future North and East County MSCP plans;
2. The land is adjacent to or provides connectivity to permanently protected land and/or is large enough to ensure the long-term viability of the resources;
3. The State and Federal governments have designated the land as a priority acquisition for habitat conservation;
4. The land promotes watershed protection and water quality; and
5. The land can be reasonably restored for habitat and/or sensitive species/mitigation purposes.

Revenue from this account will not be used to acquire land that does not meet the County's regional conservation needs, is not consistent with habitat/resource protection, or is already encumbered by conservation easements or other restrictions related to conservation as open space.

Commissioner Riess is uncomfortable with the proposal that a government entity be allowed to appraise land that it will subsequently sell for profit. He is concerned that this could lead to possible abuse to unfairly acquire land.

Action: Pallinger - Beck

Endorse Staff's presentation today, and forward it to the Board of Supervisors along with our comments.

Ayes:	5 -	Beck, Brooks Norby, Pallinger, Woods
Noes:	1 -	Riess
Abstain:	0 -	None
Absent:	1 -	Day

P78-016W⁶, Agenda Item 4:**4. Bonita Valley Church, Major Use Permit Modification P78-016W⁶, Sweetwater Community Plan Area**

Proposed Major Use Permit Modification and a Certificate of Compliance for a lot merger to authorize expansion of an existing 34,300 square foot church and support buildings. The expansion would include the addition of a new 32,730 square foot sanctuary that would provide a maximum seating capacity of 1,576. The total size of the project would be 67,710 square feet. The new sanctuary ancillary structure would provide support services for the congregation while church service is provided. The site is subject to the Current Urban Development Area (CUDA) Regional Category of, and Land Use Designations include (3) Residential, (22) Public/Semi-Public Lands and (24) Impact Sensitive. Zoning for the site, located at 4744 Bonita Valley Road in the Sweetwater Community Plan Area, is A70, Limited Agriculture.

Staff Presentation: Brown

Proponents: 2; **Opponents:** 0

Discussion:

This Item is approved on consent.

Action: Pallinger - Brooks

Grant Major Use Permit Modification P78-016W⁶, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

TM 5268RPL⁹, Agenda Item 5:

5. The Arbors, Tentative Map (TM) 5268RPL⁹, Fallbrook Community Plan Area

Proposed Tentative Map to subdivide 12.91 acres into 17 residential lots averaging 0.56 acres. Access will be provided by a public road connecting to Gumtree Lane. The project will require cut and fill of 83,360 cubic yards, and the applicant proposes to provide road improvements to East Mission Road, Stage Coach Lane and Gumtree Lane. The project site, located on Gumtree Lane at the East Mission Road/North Stage Coach Lane intersection in the Fallbrook Community Plan Area, will be served by sewer and water from the Fallbrook Public Utilities District.

Staff Presentation: Ehsan

Proponents: 3; **Opponents:** 0

Discussion:

This Item is approved on consent.

Action: Pallinger - Brooks

Adopt the Resolution approving TM 5268RPL⁹, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

SPA 08-003, P77-128W³, Agenda Item 6:

6. Vista Valley Country Club Clubhouse, Specific Plan Amendment (SPA) 08-003 and Major Use Permit Modification P77-128W³, Bonsall Community Plan Area

Requested Specific Plan Amendment (SPA 08-003) and Major Use Permit Modification (P77-128W³) to authorize renovation and expansion of the existing clubhouse. The total square footage of the clubhouse will increase to approximately 39,200 square feet, including indoor and outdoor areas. The project will not result in an increase to the capacity of the golf course, food and beverage services, or the existing golf and social membership limits. The project site is located at 29354 Vista Valley Drive in the Bonsall Community Plan Area.

Staff Presentation: Griffith

Proponents: 7; **Opponents:** 0

Disclosure: Commissioner Pallinger announces he will not be participating in the Commission's consideration of this Item, due to his property's proximity to the project site.

Discussion:

This Item is recommended for approval on consent.

P03-083, Agenda Item 7:

7. Valley Center Community Church; Major Use Permit, P03-083; Valley Center Community Plan Area

Proposed Major Use Permit for construction of a Religious Assembly complex on a 20.56-acre parcel. At the completion of the four phases of construction, the campus would consist of six main structures totaling approximately 65,000 square feet and a 57' tall carillon. The sanctuary will allow a maximum capacity of 1,000 persons and the project will include a preschool for 120 students. A septic system will be used for wastewater disposal. The project site is located at 29010 Cole Grade Road in the Valley Center Community Plan Area.

Staff Presentation: Griffith

Proponents: 9; **Opponents:** 0

Discussion:

This Item is approved on consent following Staff's clarification that the applicant will employ the skills of a septic system designer who will ensure that the system is sufficient to accommodate the expected congregation and students.

Action: Pallinger - Brooks

Grant Major Use Permit P03-083, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

P08-048, Agenda Item 8:

8. Highland Valley Wireless Telecommunications Facility, Major Use Permit P08-048, Ramona Community Plan Area

The applicant requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility includes mounting 12 panel antennas and one microwave dish antenna to a new 45' tall faux palm tree and associated equipment. The project site is subject to the 1.3 Estate Development Area (EDA) General Plan Regional Category, the (19) Intensive Agriculture Land Use Designation, and is zoned A70 (Limited Agricultural). The site is located at 14832 Highland Valley Road in the Ramona Community Plan Area.

Staff Presentation: Lubich

Proponents: 0; **Opponents:** 0

Discussion:

This Item is approved on consent.

Action: Pallinger - Brooks

Grant Major Use Permit P08-048, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

P09-002, Agenda Item 9:

9. Victoria Drive Wireless Telecommunications Facility, Major Use Permit P09-002, Alpine Community Plan Area

Proposed Major Use Permit to authorize construction and operation of an unmanned wireless telecommunication facility at 3547 East Victoria Drive in the Alpine Community Plan Area. The facility will include a 35' tall mono-broadleaf onto which three panel antennas will be mounted. Associated equipment will include one equipment cabinet surrounded by a concrete block wall and additional landscaping for screening. The project site is subject to the Country Residential Development Area (CRDA) Regional Category, the (1) Residential Land Use Designation, and is zoned A70 (Limited Agricultural).

Staff Presentation: Chan

Proponents: 0; **Opponents:** 0

Discussion

This Item is approved on consent.

Action: Pallinger - Brooks

Grant Major Use Permit P09-002, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

TM 5486RPL³ Agenda Item 10:**10. Circle"P" Tentative Parcel Map (TM) 5486RPL³; North County Metropolitan Subregional Plan Area**

Proposed Tentative Map to allow subdivision of 15.48 acres to create 11 residential lots ranging in size from 1.03 to 1.93 net acres. Access to each proposed lot will be provided by a private road connecting to Mountain Meadow Road. The project will be served by public sewer and imported water from the Valley Center Municipal Water District. A number of existing barns, corrals, and trailers would be removed or relocated elsewhere on the property to accommodate the proposed lots. The project site is located at the northwest intersection of Circle P Lane and Mountain Meadow Road in the North County Metropolitan Subregional Plan Area.

Staff Presentation: Smith

Proponents: 2; **Opponents:** 3

Discussion:

The Hidden Meadows Community Sponsor Group voted unanimously to recommend approval of this project, though they remain concerned about traffic impacts. Neighboring property owners also voice support of the project, but express concern about the safety of Mountain Meadow Road near the project site due to excessive speed exhibited by some of the drivers. Staff explains that several methods for enhancing safety and sight distance on the road are being explored, including possibly providing turn lanes, deceleration lanes (both options are considered somewhat cost prohibitive), or installation of warning signs. The applicant discusses the benefits the project will provide, including offering sewer service to several of the older homes in the community whose septic systems are failing.

Chairman Woods supports installation of warning signs, as does Commissioner Norby.

Action: Norby - Brooks

The applicant is to install solar-powered illuminated warning signs on Mountain Meadow Road east and west of Circle P Lane."

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

TM 5337RPL⁴ Agenda Item 11:

11. Rogers Estates, Tentative Map (TM) 5337RPL⁴, North County Metropolitan Subregional Plan Area

Proposed Tentative Map to allow subdivision of 5.59 acres into three single family residential lots of 1.0, 1.99, and 2.07 net acres. The project site is located on the east side of Marilyn Lane, north of Richland Road in the North County Metropolitan Subregional Plan Area. The site has a Land Use Designation of (1) Residential and is located in the Current Urban Development Area (CUDA) Regional Category. The property is zoned A70, Limited Agriculture

Staff Presentation: Taylor

Proponents: 0; **Opponents:** 1

Discussion:

It is requested that the Planning Commission postpone consideration of this Item to allow resolution of issues recently raised by neighboring property owners.

Action: Riess - Pallinger

Continue consideration of TM) 5337RPL⁴ to the meeting of January 8, 2010.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

TM 4713RPL⁶R, Agenda Item 12:

12. Peppertree Village VI, LLC, Tentative Map (TM) 4713RPL⁶R, Fallbrook Community Plan Area

This is an informational item is being presented to the Planning Commission per Section 81.313(c) of the Subdivision Ordinance. The Director of Planning and Land Use has issued a Preliminary Notice of Decision dated October 27, 2009. Pursuant to Section 81.313(d) of the Subdivision Ordinance, the Preliminary Notice of Decision may become final if no request for public hearing is received by the Planning Commission and the Planning Commission does not take action to initiate a hearing. Pursuant to Section 81.313(e), if a request for public hearing is received by the Director of Planning and Land Use or the Planning Commission, or the Planning Commission takes action to initiate a hearing, the Planning Commission shall schedule the public hearing.

Staff Presentation: Hingtgen

Proponents: 1; **Opponents:** 0

Discussion:

The applicant has requested that this Item be scheduled for consideration at a public hearing.

Action: Pallinger - Brooks

Staff is to schedule Tentative Map 4713RPL⁶R for consideration at the Planning Commission's December 4, 2009 meeting.

Ayes:	6 -	Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

Administrative:

G. Report on actions of Planning Commission's Subcommittees:

No reports were provided.

H. Results from Board of Supervisor Hearing(s):

None.

I. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

There are no Board of Supervisors meetings prior to the Planning Commission's December 4, 2009 meeting.

J. Discussion of correspondence received by the Planning Commission:

K. Scheduled Meetings:

November 19, 2009	Special Meeting, General Plan Update, DPLU Hearing Room, 9:00 a.m.
November 20, 2009	Special Meeting, General Plan Update, DPLU Hearing Room, 9:00 a.m.
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

TM 5486RPL³ Agenda Item 10:

March 19, 2010 Regular Meeting, 9:00 a.m., DPLU Hearing Room

April 2, 2010 Regular Meeting, 9:00 a.m., DPLU Hearing Room

April 16, 2010 Regular Meeting, 9:00 a.m., DPLU Hearing Room

April 30, 2010 Planning Commission Workshop, 9:00 a.m., DPLU
Hearing Room

May 14, 2010 Regular Meeting, 9:00 a.m., DPLU Hearing Room

May 28, 2010 Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 12:07 p.m. to 9:00 a.m. on November 19, 2009 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.